BEING A SUBDIVISION OF LOT 2, BLOCK 1, NORTH PARK FILING NO. 1 AND LOT 2, BLOCK 1, NORTH PARK FILING NO. 1 REPLAT A

LOCATED IN THE WEST  $\frac{1}{2}$  OF SECTION 4 AND IN THE EAST  $\frac{1}{2}$  OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR
- 2. FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST INC., CONSULTING ENGINEERS RELIED UPON TITLE COMMITMENT ABD70382466 PREPARED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE JUNE 21, 2013 AT 5:00 P.M. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC. PLEASE REFER TO TO THE ABOVE CITED TITLE COMMITMENT FOR ADDITIONAL INFORMATION REGARDING THIS SITE.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON TWO BROOMFIELD GPS CONTROL MONUMENTS, "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND) AND "GPS #32" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD GPS NO. 32"). THE BEARING BETWEEN SAID MONUMENTS IS SOUTH 35'07'01" WEST, A DISTANCE OF 9415.11 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 4. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PROJECT DATUM: GEODETIC COORDINATES ARE BASED UPON WGS 84 ORTHOMETRIC HEIGHTS ARE BASED UPON NAVD 1988 STATE PLANE COORDINATES ARE BASED UPON COLORADO NORTH ZONE 0501 UNITS ARE US SURVEY FEET.

PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE PROJECT COMBINED SCALE FACTOR: 0.99971627

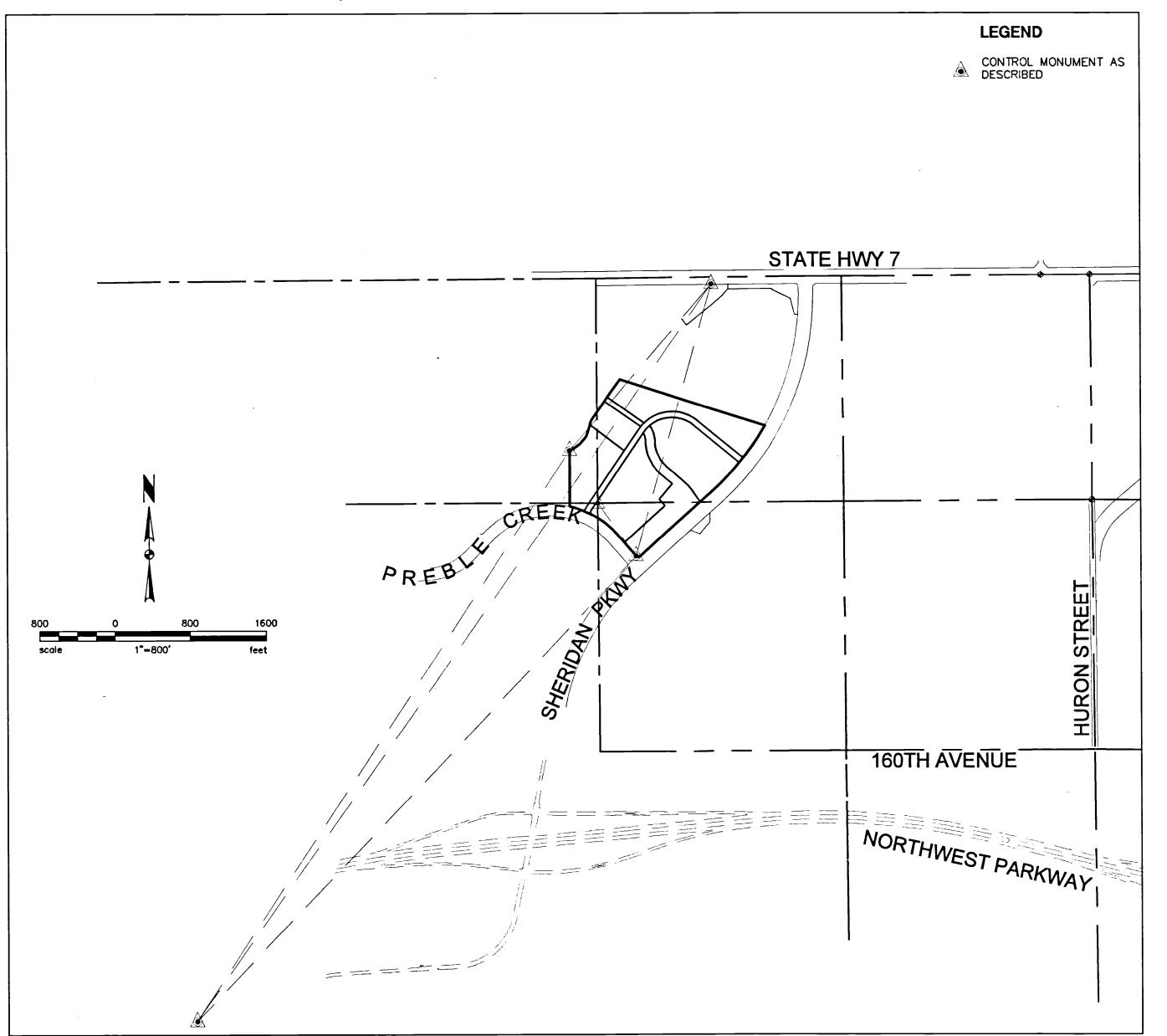
PROJECT COORDINATES WERE MODIFIED TO GROUND AT NGS 1ST ORDER HORIZONTAL CONTROL POINT "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND).

DESIGNATION: "CITY OF BROOMFIELD LUCY", NGS PID AI3578 NAD 1984 COORDINATES = LAT 40°00'00.35831", LONG W 105°00'41.29278"

ELLIPSOID HEIGHT = 5240.05 ASSUMED ELEVATION = 5297.00'

STATE PLANE COORDINATES = N 1,243,260.0902, E 3,136,862.4811 MODIFIED STATE PLANE COORDINATES (GROUND) = N 1243612.941 E 3137752.756 PROJECT BENCHMARK: "LUCY" AS DESCRIBED ABOVE, ELEVATION 5297.00', ASSUMED

- STATEMENT OF ACCURACY: THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 2ND ORDER, CLASS I, 1:50,000, AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 7. FLOOD ZONE DESIGNATION: THIS PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FEMA FIRM MAP 0850730085F, DATED AUGUST 18, 2004.
- TRACTS A AND B ARE FOR THE PURPOSES OF DRAINAGE, UTILITY AND A REGIONAL PEDESTRIAN TRAIL, AND ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR
- 9. A SIDEWALK EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER THE SIX (6) FOOT WIDE SIDEWALK FOR ALL PORTIONS OF SAID SIDEWALK LOCATED WITHIN THE PRIVATE TRACTS AND LOTS, SAID SIDEWALK EASEMENT TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, AND DRAINAGE AS REQUIRED. THE FOREGOING EASEMENT SHALL BE AS WIDE AS THE SIDEWALK PLUS ONE (1) FOOT ON THE OUTSIDE EDGE OF THE ORIGINALLY CONSTRUCTED SIDEWALK.
- 10. THE OWNER/DEVELOPER AGREES TO REHABILITATE OR RESET THE QUARTER CORNER SHOWN IN LOT 1, BLOCK 2, IF IT IS DESTROYED DURING CONSTRUCTION OF THE ROAD AND/OR SURROUNDING PROJECTS.



# SURVEY CONTROL OVERVIEW **GEODETIC TIE DIAGRAM**

## DEDICATION AND ACKNOWLEDGMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT MCWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, NORTH PARK FILING NO. 1, AND LOT 2, BLOCK 1, NORTH PARK FILING NO. 1 REPLAT A. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 50.75 ACRES (2,210,851.08 SQUARE FEET) MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME ABOVE DESCRIBED LAND, UNDER THE NAME OF NORTH PARK FILING NO. 1 REPLAT B: AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD FOR USE BY PUBLIC AND PRIVATE UTILITIES.

## **OWNER'S CERTIFICATE:**

McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY BY: McWHINNEY REAL ESTATE SERVICES, INC.,

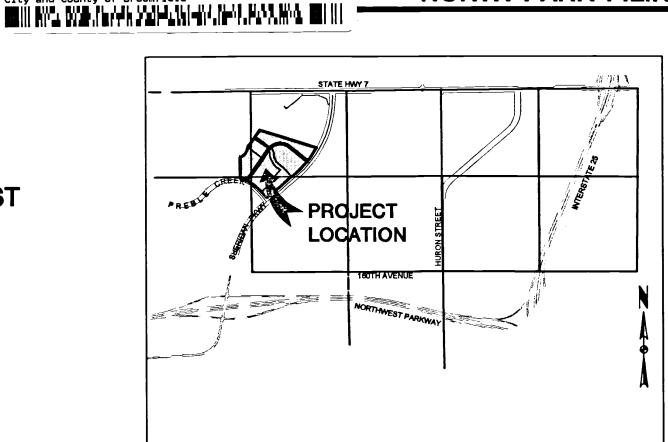
JAY HARDY, VICE PRESIDENT OF COMMUNITY DEVELOPMENT

A COLORADO CORPORATION, MANAGER

STATE OF COLORADO) COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF SEPTEMBER 2013, BY JAY HARDY AS VICE PRESIDENT OF COMMUNITY DEVELOPMENT OF MCWHINNEY REAL ESTATE SERVICES, INC. A COLORADO CORPORATION, AS MANAGER OF MCWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: Qulu 3 79, 2015



VICINITY MAP NOT TO SCALE

#### SURVEYOR'S CERTIFICATE

I, CHAD R. WASHBURN, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS

DATED THIS 5TH DAY OF SEPTEMBER . 2013.

CHAD R. WASHEURN COLORADO PROFESSIONAL LAND SURVEYOR #37963

WASHBURN LAND SURVEYING 3621 MUSKRAT CREEK DRIVE FORT COLLINS, CO 80528

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION

#### ATTORNEY'S CERTIFICATE:

Joseph H. Fon fora \_\_\_AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND AND THAT PARTIES EXECUTING THE DEDICATION OF STREETS, EASEMENTS, PARCELS OF LAND AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD ARE THE OWNERS THEREOF IN FEE SIMPLE AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH HEREIN.

JORI ZIKAS

NOTARY PUBLIC

SO SWORN THIS 9th DAY OFSOIT 2013. STATE OF COLORADO My Commission Expires December 17, 2016

LIENHOLDER:

WELLS FARGO BANK, NATIONAL ASSOCIATION

Sonior Vice President

STATE OF COLORADO) COUNTY OF DENVEY)

THE FOREGOING INSTRUMENT, WAS ACKNOWLEDGED BEFORE ME THIS SEPREMENT 2013, BY JOHN W. MCKINNY AS S WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12/17/16

# PLANNING AND ZONING COMMISSION

THE FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION ON 124h DAY OF August, 20/3.

CITY COUNCIL

THE FINAL PLAT IS APPROVED BY THE CITY COUNCIL ON \_ DAY OR





H.E.M. C.R.W. H.E.M. 0005\_PLAT REPLAT

NORTH PARK FILING NO. 1 REPLAT B

0 AL

0

TST, INC. CONSULTING ENGINEERS 760 Whalers Way Building C, Suite 200 Fort Collins, Colorado Phone: 970.226.0557 Fax: 970.226.0204

1192.0005.00 HORIZONTAL: 1"=800"

AUGUST 21, 2013

NORTH PARK FILING NO. 1 REPLAT B NORTH PARK FILING NO. 1 REPLAT B 2013013318 PL 09/12/2013 03:58 PM
Page: 2 of 2 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield BEING A SUBDIVISION OF LOT 2 BLOCK 1, NORTH PARK FILING NO. 1, AND LOT 2 BLOCK 1, NORTH PARK FILING NO. 1 REPLAT A LOCATED IN THE WEST  $\frac{1}{2}$  OF SECTION 4 AND IN THE EAST  $\frac{1}{2}$  OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO **LEGEND** MONUMENT FOUND AS DESCRIBED O 1 FOUND BLUE PLASTIC CAP, STAMPED PLS #37963 o 2 FOUND YELLOW PLASTIC CAP, STAMPED PLS #31159 LOT 1 BLOCK 1 NORTH PARK FILING NO. 1 o 3 FOUND % REBAR, BENT H.E.M. O 4 FOUND YELLOW PLASTIC CAP, PLS STAMP ILLEGIBLE LOT 3 BLOCK 1 406,348.94 SQUARE FEET 9.33 ACRES MORE OR LESS C.R.W. Δ=9419'42" R=430.50' L=708.75'-CH=631.38' o 5 FOUND %" REBAR H.E.M. o 6 FOUND REBAR OOO5\_PLAT REPLAT F • SET #4 REBAR WITH PLASTIC CAP, STAMPED PLS #37963 A=9419'42" R=369.50' L=608.32'-CH=541.91' N81'54'50"E LOT 2 BLOCK 1 140,256.25 SQUARE FEET 3.22 ACRES MORE OR LESS R=30.00' L=47.80'-CH=42.90' S68'30'15"W\_ LOT 2 BLOCK 2 444,440.00 SQUARE FEET 10.20 ACRES MORE OR LESS LOT 1 BLOCK 1 294,082.17 SQUARE FEET 6.75 ACRES MORE OR LESS Δ=91°17'15" R=30.00' L=47.80'-CH=42.90' S0576'41"E 9 25' MOUNTAIN STATES TELEPHONE &
TELEGRAPH CO. ESMT BOOK 1679, PAGE 202 LOT 1 BLOCK 1 NORTH PARK FILING NO. 2 REPLAT B LOT 1 BLOCK 1 NORTH PARK LOT 1 BLOCK 2 463,597.74 SQUARE FEET 10.64 ACRES MORE OR LESS Δ=7'32'40" R=530.50' L=69.85' FILING NO. 1 REPLAT A N30°58'39"E 10' ELECTRIC ESMT
TO UNITED POWER, INC.
TO BE DEDICATED
WITH THIS PLAT Δ=83°22'44" R=30.00' L=43.66'— EAST 

CORNER SECTION 5 296,944.73 SQUARE FEET / FOUND 3 1 AC PLS 24942 NORTH 6.82 ACRES MORE OR LESS CH=39.91" N6753'41"E TELEPHONE & TELEGRAPH CO. ESMT BOOK 1679, PAGE 203 R=469.50° L=54.78' CH=54.75' LOT 1 BLOCK 1 NORTH PARK FILING NO. 2 N31"24'25"E **∆**=90°28′13″ LOT 1 BLOCK 2 L=47.37'-CH=42.60' NORTH PARK FILING NO. 4 POCKET ELECTRIC ESMT UNITED POWER, INC. REC # 2006002951 R=961.50' CONSULTING ENGINEERS 760 Whalers Way Building C, Suite 200 Fort Collins, Colorado Phone: 970.226.0557 Fax: 970.226.0204 L=604.51'-CH=594.61° JOB NO. 1192.0005.00 CALE HORIZONTAL: 1"=100" E AUGUST 21, 2013 A=90°00'00" R=30.00" L=47.12° CH=42.43' 586"28'13"E